

# **AGENDA**

## **Special meeting**

### **HOLLISTER PLANNING COMMISSION**

***ANYONE WISHING TO ADDRESS THE PLANNING  
COMMISSION PLEASE STEP FORWARD AND STATE YOUR  
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

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**DATE: TUESDAY DECEMBER 14, 2010 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST**

### **CALL TO ORDER**

### **VERIFICATION OF AGENDA POSTING**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Commissioners: Chris Alvarez, David Huboi, Charles Scott, Helen Ross and Gabriel Torres

**APPROVAL OF MINUTES:** October 28, 2010

**COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:** This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

**CONSENT CALENDAR:** None

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

### **PUBLIC HEARINGS:**

- 1. Prezone 2010-1** – Filed by M. Gibson Family Limited Family Partnership requesting approval for rezoning 22.62 acres with 16.64 acres as General Commercial (CG) and 5.98 as Low Density Residential Performance Overlay zone (R1-L/PZ) between McCray Street, Gibbs Drive, Black Forest Drive and Tres Pinos-Sunnyslope Road (Assessor's Parcel No. 020-100-021 — CEQA: Mitigated Negative Declaration

2. **An Ordinance-** to amend Section 15.16.080 of Title 15.16 Historic Resources, Section 16.16.030 of Title 16 Subdivisions and miscellaneous sections of Title 17 zoning to assure internal consistency and minor clarifications in the Hollister Municipal Code related to standards for accessory structure setbacks, parking stall dimensions, corner lot setbacks and fence heights, expiration date for planned development permits and to add standards for temporary sales tract offices and management of storm water and a waiver to off-street parking for small additions/expansions, and amendments to Article II Density Bonus to comply with State law.
3. **Site and Architectural Review No. 2010-5/ Minor Subdivision No. 2010-1/Conditional Use Permit 2010-4** : Filed by Pacific West Communities Inc. requesting approval to construct 64 low-income apartment units and one managers unit, to divide 8 acres into two lots and to allow a waiver to minimum density requirement for an affordable housing project in the West Gateway Zoning District. Said property is located 1480 San Juan Rd; being more specifically described as Assessor's Parcel No. 052-090-043. CEQA: Mitigated Negative Declaration.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**PLANNING DEPARTMENT REPORTS:**

**CITY ATTORNEY REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT:**

**NEXT REGULAR MEETING:** CANCELLED Thursday, December 16, 2010 at 6:00 p.m.

Next regular meeting: January 27, 2011 at 6:00pm.

*Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)*

*Such documents are also available on the City of Hollister website at [www.hollister.ca.gov](http://www.hollister.ca.gov) subject to staff's ability to post the documents before the meeting.*

*In compliance with the Americans with Disabilities Act, if you need*

*special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].*

**NOTICE**

**Appeal Notice:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.